

ASSESSORS NEWS

Projected FY21 Tax Rates and Average Single-Family Tax Bill

Projected tax rates and resulting average single-family tax bill—based on the results of the **FY21** Annual Town Meeting—are presented below. Prior years' figures are also listed for comparison. These projections are based on the current (FY20) total town property valuation of \$515,427,089. Due to continuing COVID-19 related impacts on state budget there is great uncertainty about the level of state aid to be provided to the towns (via Cherry Sheet receipts) for FY21. A range of possible tax rates and average single-family tax bills are presented below which reflects 100% to 50% of pre-COVID projected state aid for FY21.

	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u> (est.)
Tax Rate - Residential	\$ 6.86	\$ 5.01	\$ 5.33	\$5.40 to 5.67
Tax Rate - Com/Ind/PP	\$ 14.73	\$ 8.02	\$ 8.53	\$8.65 to 9.08
Avg Single-Family Tax Bill	\$ 1,454	\$ 1,062	\$ 1,162	\$1,178 to 1,237

*Note: To calculate your estimated **FY21** tax bill, divide your parcel's total property valuation by 1000, then multiply by **\$5.40 to 5.67** (projected range for FY21 residential tax rate). Your property valuation can be found on last year's FY20 tax bill or from the FY20 property value listing on the Assessor's page on the town website (rowe-ma.gov).*

Comparison to Neighbor Towns

To help keep things in perspective, the following table provides a comparison of last year's (**FY20**) residential tax rates, average single-family home values, and average single-family tax bills for some of our neighboring towns. [data from MA DOR Municipal Databank]

<u>Town</u>	<u>Residential Tax Rate</u>	<u>Average Single Family Home Value</u>	<u>Average Single Family Tax Bill</u>
Hancock	\$ 2.78	\$ 255,973	\$ 712 (lowest in MA)
Rowe	\$ 5.33	\$ 218,088	\$ 1,162 (2nd lowest)
Florida	\$ 8.42	\$ 164,391	\$ 1,384 (3 rd lowest)
Erving	\$ 7.54	\$ 190,243	\$ 1,434 (4 th lowest)
Monroe	\$ 15.08	\$ 109,642	\$ 1,653 (5 th lowest)
Hawley	\$ 16.22	\$ 227,655	\$ 3,694
Colrain	\$ 19.93	\$ 185,700	\$ 3,701
Heath	\$ 22.25	\$ 175,758	\$ 3,911
Charlemont	\$ 19.51	\$ 205,079	\$ 4,001
Shelburne	\$ 13.98	\$ 286,856	\$ 4,010
Buckland	\$ 18.52	\$ 228,136	\$ 4,225
Ashfield	\$ 16.66	\$ 267,379	\$ 4,455
Greenfield	\$ 22.93	\$ 194,450	\$ 4,459
Weston	\$ 12.83	\$ 1,630,674	\$ 20,922 (highest in MA)

ASSESSORS NEWS

MGL Local Options Adopted at ATM for Senior Exemption Benefit Enhancement

Upon recommendation of the Board of Assessors the following Massachusetts General Law (MGL) local options were adopted at the recent Annual Town Meeting (Warrant Articles 29, 30, 31). These three local options provide benefit enhancements to our eligible seniors by allowing annual cost of living (COLA) adjustments related to senior (property tax) exemptions.

- Adopted local option clause 17F, MGL c59, §5 which allows for annual COLA increases to the **exemption amount** granted to senior citizens and surviving spouses and minors under **Clause 17D**.
- Adopted local option clause 17E, MGL c59, §5 which allows for annual COLA increases for the **asset limits** for determining if senior citizens and surviving spouses and minors qualify for exemption under **Clause 17D**.
- Adopted local option clause 41D, MGL c59, §5 which allows for annual COLA increases to the **income and asset limits** for determining if senior citizens qualify for exemption under **Clause 41C**.

Annual Permit Inspections

As part of the FY21 interim year update a review of open building permits will be conducted for the purpose of updating property cards prior to establishing property valuations for FY21. Normally the Assessor's Appraisal Consultant (Mayflower Valuations) has an individual drive around town in early July to inspect properties with open building permits. For this year, due to COVID-19 considerations, the Assessor's Office will plan to make phone calls to inquire about status of your open building permits. We will only consider site visits (exterior inspection only with facemasks and social distancing) for the more significant changes such as new home construction or additions, etc. Any site visits will be pre-arranged and coordinated with the homeowner. We thank you in advance for your patience and cooperation.

Please contact our new Assistant Assessor, Colleen Avallone, at the Assessors' Office at 339-5520 ext.17 or send an email to assessor@rowe-ma.gov if you have any questions or for further information.